File No. 100152

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100018085 DEEDWARR
Recvd: 03/29/10 11:20 2 pgs
Fees:13.00 Taxes:658.60
20100329-0023127

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Rebecca Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2010.

Julie A. Adams
Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Griffiths	F&M Bank	034 07 0A 036.00
(NAME)	(NAME)	
708 Pat Court	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michelle Zelkind, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Griffiths and wife Gina P. Griffiths, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the resubdivision of Phase Two, Harbor Village, as of record in Book 8250, page 886, as revised in Book 10835, page 372, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Michelle Zelkind by deed from Jack Ashworth and wife, Linda Ashworth, dated July 24, 2007 and recorded on July 27, 2007 in Instrument No. 20070727-0089633, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of Harbor Village of record in Book 6628, page 577, as amended in Book 6646, page 543, said Register's Office.

By-Laws of Harbor Village P.U.D. Assn. Inc. of record in Book 6628, page 588, said Register's Office.

Charter of Harbor Village P.U.D. Assn. Inc. of record in Book 6635, page 254, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5589, page 827, Book 5589, page 831 and Book 7121, page 202, said Register's Office.

Subject to an easement of record in Book 7026, page 914, said Register's Office.

File No. 100152

unimproved ☐

This is improved ☒ property, known as 708 Pat Court, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of March, 2010.

Michelle Zelkind

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Zelkind, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2010.

Commission expires:

2/28/12

REBECCA CAMPBELL NOTARY PUBLIC SUMNER COUNTY, TENN. MY COMMISSION EXP.

Notary Public